

ENROLLED ORDINANCE 159-50

AMEND THE ZONING DISTRICT MAP OF THE TOWN OF DELAFIELD ZONING  
ORDINANCE AND THE WAUKESHA COUNTY SHORELAND AND FLOODLAND  
PROTECTION ORDINANCE DISTRICT ZONING MAP OF THE TOWN OF  
DELAFIELD, BY CONDITIONALLY REZONING CERTAIN LANDS LOCATED  
IN PART OF THE SW ¼ OF SECTION 25, T7N, R18E, TOWN OF DELAFIELD, WAUKESHA  
COUNTY, WISCONSIN, FROM THE A-2 RURAL HOME  
DISTRICT TO THE A-1 AGRICULTURAL DISTRICT WITH A PUD (TOWN)  
AND THE R-2 RESIDENTIAL DISTRICT (COUNTY) (SZT-1496)

WHEREAS the subject matter of this Ordinance having been duly referred to and considered by the Waukesha County Park and Planning Commission, after Public Hearing, and the giving of requisite notice of said hearing and the recommendation thereon reported to the Land Use, Parks and Environment Committee and the Waukesha County Board of Supervisors, Waukesha County, Wisconsin, as required by Sections 60.61 and 59.692 of the Wisconsin State Statutes.

THE COUNTY BOARD OF SUPERVISORS OF THE COUNTY OF WAUKESHA DOES ORDAIN that the Town of Delafield Zoning District Map of the Town of Delafield, adopted on July 20, 1998, and the Waukesha County Shoreland and Floodland Protection Ordinance District Zoning Map for the Town of Delafield, Waukesha County, Wisconsin, adopted on June 23, 1970, is hereby amended to conditionally rezone from the A-2 Rural Home District to the A-1 Agricultural District with a PUD (Town) and the R-2 Residential District (County), certain lands located in part of the SW ¼ of Section 25, T7N, R18E, Town of Delafield, Waukesha County, Wisconsin, and more specifically described in the "Staff Report and Recommendation" and map on file in the office of the Waukesha County Department of Parks and Land Use and made a part of this Ordinance by reference (SZT-1496), subject to the following conditions:

1. The land being developed as a Residential Planned Unit Development in accordance with Section 17.05 5. AM. of the Town Zoning Code and being generally consistent with the Development Plan prepared by Welch Hanson and Associates dated April 16, 2004 (see "Staff Report and Recommendation," Exhibit "A" dated September 9, 2004).
2. Lot 13 (as shown on the April 16, 2004, Plan) may be divided once, and if additional land is acquired, being divided twice as provided for in the Town's Conditional Use grant.
3. The petitioner must apply for and obtain approval of a Conditional Use Planned Unit Development from the Waukesha County Park and Planning Commission pursuant to the Waukesha County Shoreland and Floodland Protection Ordinance.
4. All buildings shall have no floor (including basements) below the highest seasonal groundwater elevation as determined by soil tests at the building pads and a restriction regarding said restriction shall be noted on the Subdivision Plat of the land.

BE IT FURTHER ORDAINED that the Waukesha County Clerk shall file a certified copy of this Ordinance with the Town Clerk of Delafield.

BE IT FURTHER ORDAINED that this Ordinance shall be in full force and effect upon passage, approval and publication.

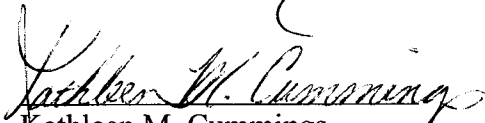
BE IT FURTHER ORDAINED that all ordinances inconsistent with or in contravention of provisions of this Ordinance are hereby repealed.

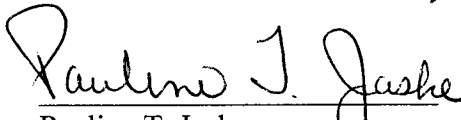
AMEND THE ZONING DISTRICT MAP OF THE TOWN OF DELAFIELD ZONING ORDINANCE  
AND THE WAUKESHA COUNTY SHORELAND AND FLOODLAND PROTECTION ORDINANCE  
DISTRICT ZONING MAP OF THE TOWN OF DELAFIELD, BY CONDITIONALLY REZONING  
CERTAIN LANDS LOCATED IN PART OF THE SW ¼ OF SECTION 25, T7N, R18E, TOWN OF  
DELAFIELD, WAUKESHA COUNTY, WISCONSIN, FROM THE A-2 RURAL HOME  
DISTRICT TO THE A-1 AGRICULTURAL DISTRICT WITH A PUD (TOWN)  
AND THE R-2 RESIDENTIAL DISTRICT (COUNTY) (SZT-1496)

Presented by:

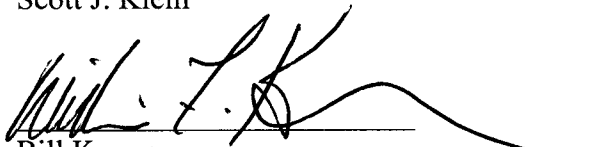
Land Use, Parks, and Environment Committee

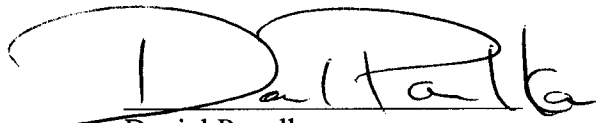
  
Walter L. Kolb, Chair

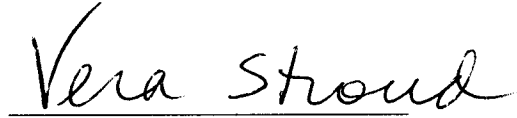
  
Kathleen M. Cummings

  
Pauline T. Jaske

  
Scott J. Klein

  
Bill Kramer

  
Daniel Pavelko

  
Vera Stroud

The foregoing legislation adopted by the County Board of Supervisors of Waukesha County, Wisconsin, was presented to the County Executive on:

Date: 10-15-04,   
Kathy Nickolaus, County Clerk

The foregoing legislation adopted by the County Board of Supervisors of Waukesha County, Wisconsin, is hereby:

Approved: ✓

Vetoed: \_\_\_\_\_

Date: 10-21-04,   
Daniel M. Finley, County Executive



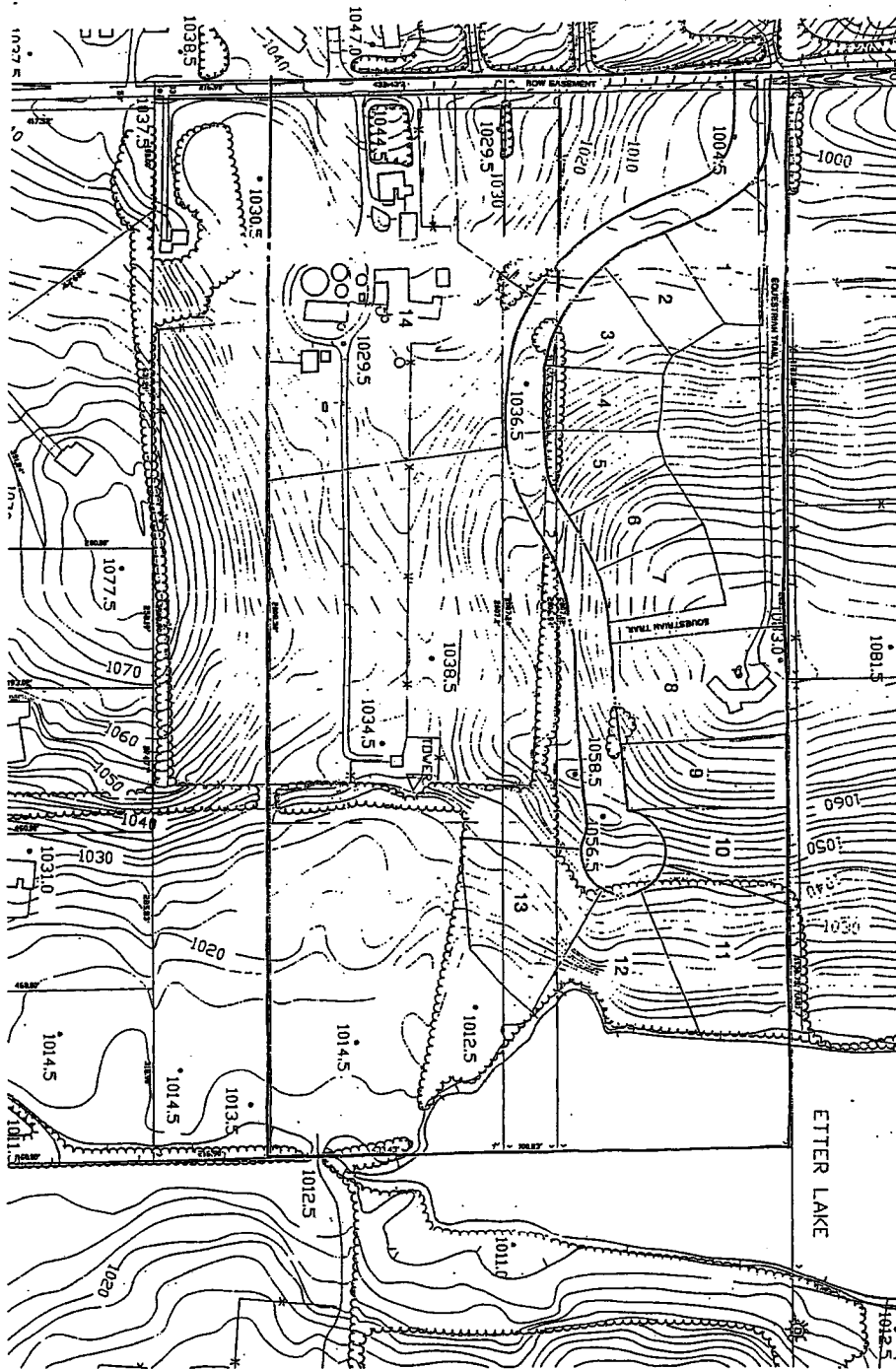


EXHIBIT "B"



LLOYD WILLIAMS  
ADVENTURE HILL NORTH  
DELAFIELD, WISCONSIN  
CONCEPT DEVELOPMENT PLAN



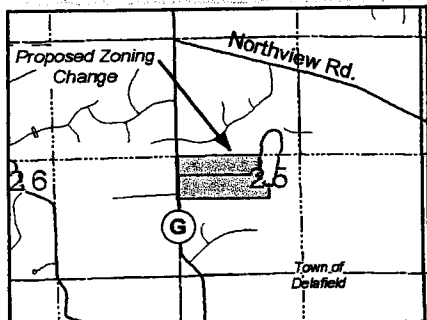
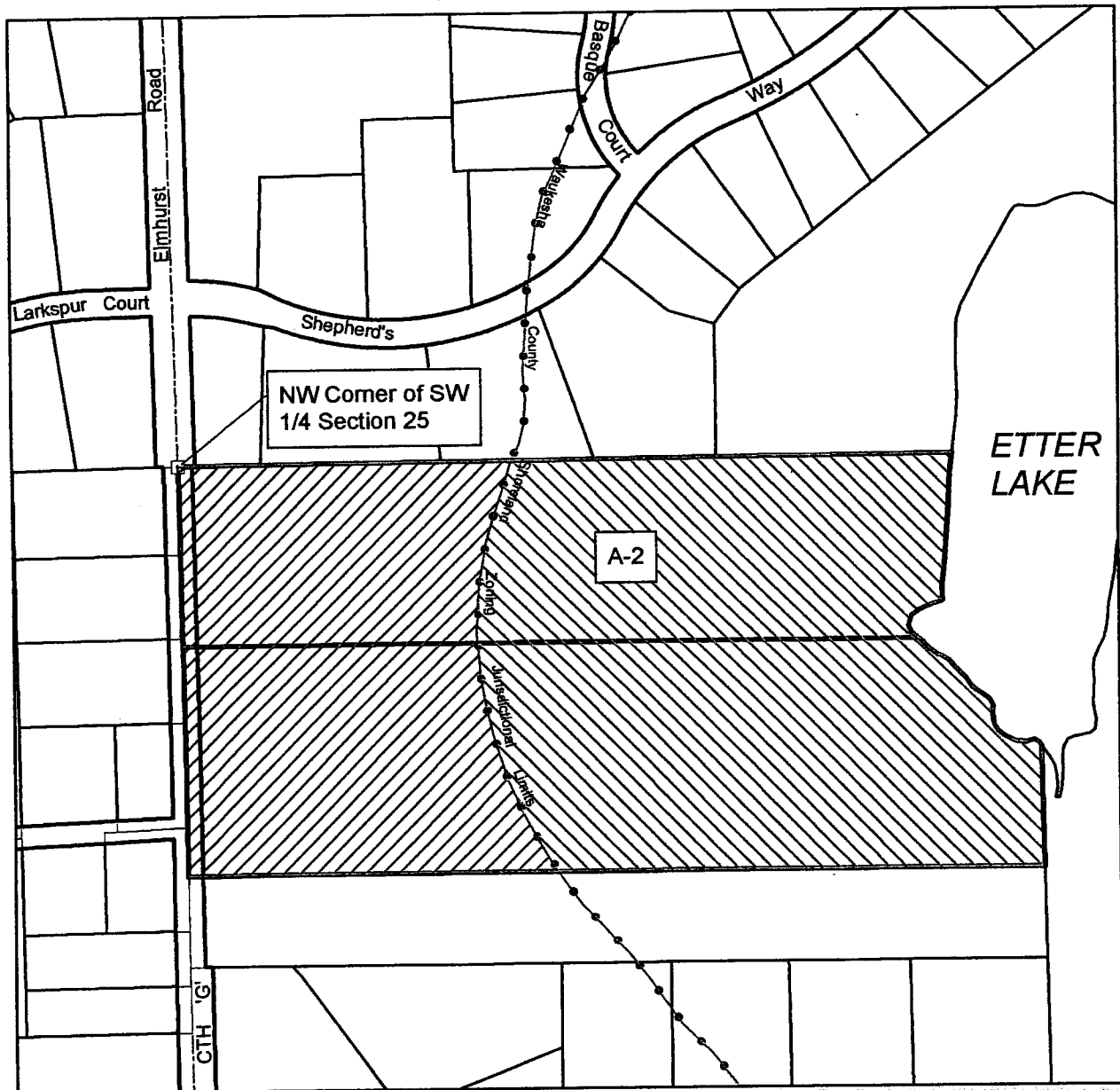
*Mr. Williams  
at Lake U.S.  
Concurrent*




DATE: 12-15-97  
DRAWN BY: [Signature]  
CHECKED BY: [Signature]  
APPROVED: [Signature]

159-0-055

# ZONING MAP AMENDMENT

PART OF THE SW 1/4 OF SECTION 25  
TOWN OF DELAFIELD



-  ZONING CHANGE FROM A-2 TO A-1, PUD (TOWN) (16.3 ACRES)
-  ZONING CHANGE FROM A-2 TO R-2, PUD (COUNTY) (24.9 ACRES)
-  ZONING CHANGE FROM A-2 TO A-1, PUD (TOWN) (24.9 ACRES)

FILE.....SZT-1496

DATE.....9-2-04

AREA OF CHANGE.....41.2 ACRES

TAX KEY NUMBERS.....DELT 0819.997,  
DELT 0819.998

Prepared by the Waukesha County Department of Parks and Land Use



1 inch equals 400 feet  
0 100 200 400 Feet

159-0-055

WAUKESHA COUNTY BOARD OF SUPERVISORS

V

DATE-10/12/04

(ORD) NUMBER-1590055

1 K. HERBO.....AYE  
3 D. STAMSTA.....AYE  
5 J. MARCHESE.....AYE  
7 J. JESKEWITZ.....AYE  
9 P. HAUKOHL.....AYE  
11 K. HARENDA.....AYE  
13 J. MORRIS.....AYE  
15 D. SWAN.....AYE  
17 J. BEHREND.....AYE  
19 W. MITCHELL.....AYE  
21 W. KOLB.....AYE  
23 J. TORTOMASI.....AYE  
25 K. CUMMINGS.....AYE  
27 D. PAULSON.....AYE  
29 T. BULLERMANN.....AYE  
31 V. STROUD.....AYE  
33 D. PAVELKO.....AYE  
35 C. SEITZ.....AYE

TOTAL AYES-34

CARRIED\_\_\_\_\_

UNANIMOUS X

2 R. THELEN.....AYE  
4 H. CARLSON.....AYE  
6 D. BROESCH.....AYE  
8 J. DWYER.....AYE  
10 S. WOLFF.....AYE  
12 J. GRIFFIN.....AYE  
14 A. KALLIN.....AYE  
16 R. MANKE.....AYE  
18 B. MORRIS.....AYE  
20 M. KIPP.....AYE  
22 G. BRUCE.....AYE  
24 B. KRAMER.....AYE  
26 S. KLEIN.....  
28 P. JASKE.....AYE  
30 K. NILSON.....AYE  
32 P. GUNDRUM.....AYE  
34 R. SINGERT.....AYE

TOTAL NAYS-00

DEFEATED\_\_\_\_\_

TOTAL VOTES-34